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King Alfred Way, Newton Poppleford, EX10 0DG

Guide Price £395,000

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This attractive family sized detached home occupies a pleasant position along this modern residential cul de sac. The property, which was constructed in 2019, still has the benefit of its remaining 10 year NHBC warranty and lies close to the heart of this popular East Devon Village. Newton Poppleford offers a range of local amenities to include a renowned primary school, frequent bus service between Sidmouth and Exeter, village shop, public house, and takeaway restaurants. The village is surrounded by beautiful countryside and offers a variety of recreational spaces, and RSPB Aylesbeare Common is located to one corner.

The property briefly comprises a covered porch with a sloped tiled roof over a uPVC front door. The ground floor accommodation features a entrance hall with tile effect flooring the continues into the adjoining cloakroom wc and across into the kitchen/dining room. The kitchen/dining room is a superb, triple aspect, space that perfectly captures modern family living with glazed French doors that open out onto the patio and rear garden beyond. The kitchen offers an extensive range of base and wall mounted units with space for a selection of appliances. The living room is a pleasant reception space with limed oak effect flooring and a large window that overlooks the rear gardens. Doors to either side provide access to the hallway and the dining area.

The first floor landing features a large window that overlooks the rear gardens with a distant views of the countryside that surrounds the village. Bedroom 1 is a comfortably sized double bedroom with a window overlooking the front and an en suite shower room comprising a walk in shower with a mira electric shower unit, a low level wc, wash basin and heated towel rail. Bedroom 2 is another generously sized double bedroom that enjoys a dual aspect to the front and side and benefits from a useful storage cupboard. Bedroom 3 is a large single bedroom with a window that overlooks the rear gardens. The family bathroom comprises a modern white suite incuding a panelled bath with a mixer tap and thermostatic shower unit above, a wash basin, low level wc, and a heated towel rail.

The property is approached over a paved path which leads from the driveway towards the porch and the front door. The driveway, which will accommodate off road parking for one vehicle, lies to the right hand side of the property and sits in front of a single garage. Well stocked planted borders lie to either side of the front door that include lavendar, hydrangea, and an established clematis that adorns the front and side of the property. A timber gate to the right hand side leads to the rear gardens. The rear gardens have been enhanced by the present owners during their tenure and are one of the most frequently enjoyed spaces within the home. A large patio lies immediately to the rear of the property, which is sheltered by a timber pergola. The patio is the perfect space for alfresco dining and entertaining. Steps lead down from the patio to a lawned area surrounded by planted borders. A timber decking area has been thoughtfully positioned to one corner to capture the best of the afternoon and evening sunshine. The garage has a manual up and over door and a uPVC partly glazed door to the rear which open onto the driveway and patio respectively. The garage is presently used as an office and workshop, but can easily be returned to its original format if required.

An attractive modern home in a popular family area. Early inspection recommended.

VIEWINGS By prior appointment with Redferns on 01395 512544

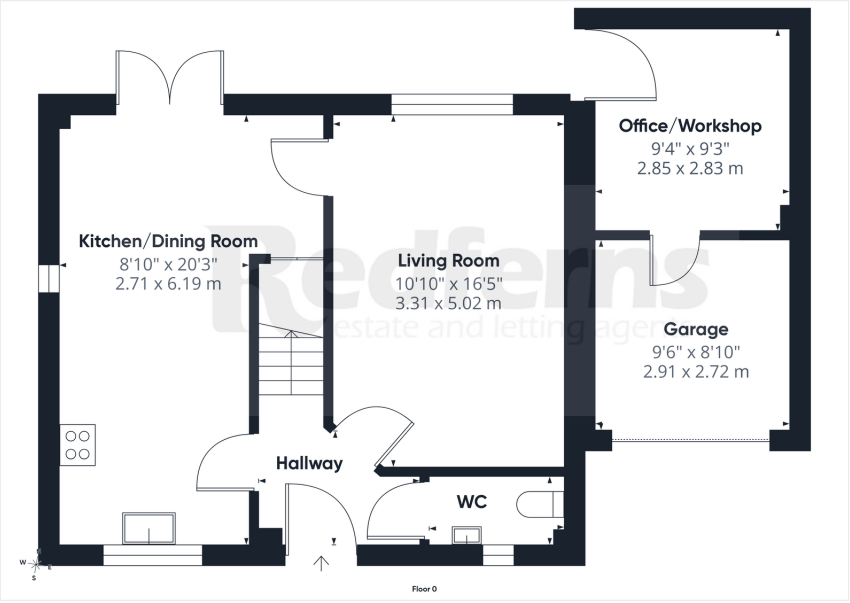
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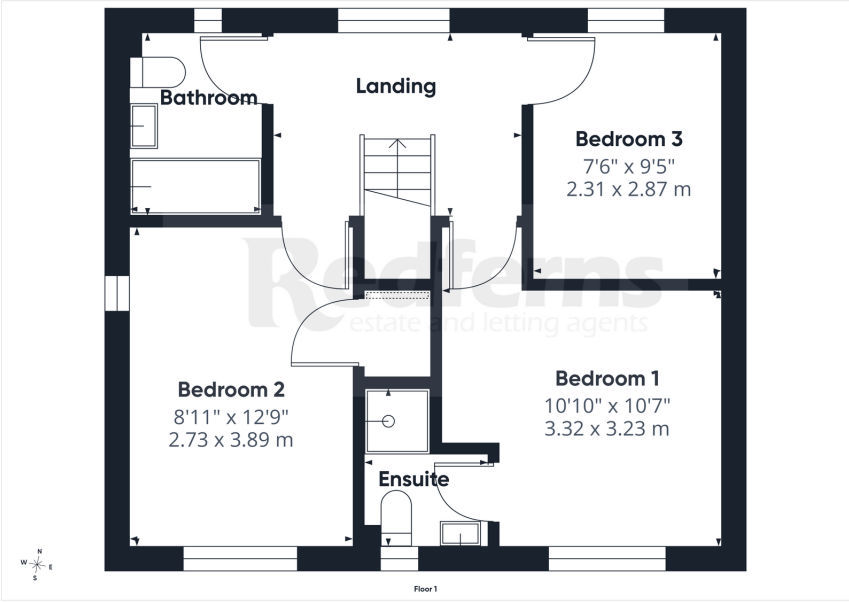






- Covered Porch and Entrance Hallway
- Kitchen/Dining Room
- Three First Floor Bedrooms
- Garage and Driveway Parking
- Built in 2019 with remaining NHBC Warrenty in Place
- Living Room
- Ground Floor WC
- Master Ensuite Shower Room and Family Bathroom
- Attractive Rear Gardens
- Energy Rating B





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